

To the Members of the California State Assembly:

I am returning Assembly Bill 843 without my signature.

This bill would raise the cap on the penalty for non-willful failures to file a Change in Ownership Statement (Statement) with the county assessor. While this measure's provisions are an improvement over AB 926, which I vetoed last year, I am still concerned that the notification procedures in this measure do not adequately ensure that property owners actually receive requests from county assessors in a timely manner. Slightly different from AB 926, this bill merely provides for an additional 15 days to respond to requests and expands the number of addresses where a request may be sent. Thus, this bill continues to assume that new property owners actually receive such requests from county assessors in a timely manner.

I encourage the proponents of this bill and property owners to develop procedures to ensure requests are appropriately delivered and received before penalties for failure to respond are levied.

Sincerely,

Arnold Schwarzenegger